

E. 48TH AVE. INFRASTRUCTURE SITE PLAN N. TIBET ROAD TO E-470

LOCATED ALONG THE NORTH SECTION LINE OF SECTION 24 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PART OF LOT 1 BLOCK 1 WINDLER SUBDIVISION, AS RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 984962. SAID PARCEL BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT SOUTHEAST QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED BY A FOUND 3.25 INCH DIAMETER ALUMINUM CAP STAMPED WESTWOOD T3S R66W 1/4 S13/S24 2023 PLS 38801, ON A NO. 6 REBAR, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED BY A FOUND 3.25 INCH DIAMETER ALUMINUM CAP STAMPED MK CENTENNIAL T3S R66W/R65W S13/S18/S24/S19 1999 PLS 24313, IN A RANGE BOX, IS ASSUMED TO BEAR NORTH 89°38'39" EAST, A DISTANCE OF 2946.53 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO,

THENCE ALONG THE WEST LINE OF SE 1/4 OF SECTION 13, NORTH 00°07'08" WEST FOR A DISTANCE OF 138.06 FEET. DEPARTING SAID SECTION LINE, NORTH 89°52'52" EAST FOR A DISTANCE OF 67.00 FEET TO THE CORNER OF A PROPOSED ROW DEDICATION BY SEPARATE DOCUMENT INTO LOT 1 BLOCK 1 WINDLER SUBDIVISION. THENCE, SOUTH 00°07'08" EAST FOR A DISTANCE OF 28.88 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY, A DISTANCE OF 39.37 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'13", A CHORD BEARING OF SOUTH 45°14'15" EAST, AND A CHORD LENGTH OF 35.43 FEET, TO A POINT OF TANGENCY; THENCE, NORTH 89°38'39" EAST, A DISTANCE OF 637.80 FEET; THENCE, SOUTH 00°21'21" EAST, A DISTANCE OF 10.00 FEET; THENCE, NORTH 89°38'39" EAST, A DISTANCE OF 555.88 FEET, TO A POINT ON THE BOUNDARY OF E-470 PARCEL TK-114A, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 4807 AT PAGE 451; THENCE, NORTH 85°53'59" EAST FOR A DISTANCE OF 6.32 FEET ALONG SAID BOUNDARY OF E-470 PARCEL TK-114A TO A POINT OF CURVATURE; DEPARTING SAID E-470 PARCEL, NORTHEASTERLY, A DISTANCE OF 31.21 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°31'08", A CHORD BEARING OF NORTH 50°08'25" EAST, AND A CHORD LENGTH OF 29.22 FEET, TO A POINT OF NON-TANGENCY; THENCE, NORTH 89°38'39" EAST, A DISTANCE OF 87.82 FEET, TO A POINT OF CURVATURE; SOUTHEASTERLY, A DISTANCE OF 24.82 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°52'47", A CHORD BEARING OF SOUTH 65°39'38" EAST, AND A CHORD LENGTH OF 23.81 FEET, TO A POINT OF TANGENCY; THENCE, ALONG THE BOUNDARY OF E-470 PARCEL TK-112, NORTH 85°53'59" EAST FOR A DISTANCE OF 801.90 FEET; THENCE, ALONG THE BOUNDARY OF SAID E-470 PARCEL, TK-112, NORTH 36°31'28" EAST FOR A DISTANCE OF 39.04 FEET. THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 149.19 FEET TO THE S. LINE OF SE 1/4 OF SECTION 13. THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 167.89 FEET TO THE BOUNDARY OF SAID E-470 PARCEL TK-112. THENCE, NORTH 51°30'05" WEST FOR A DISTANCE OF 24.23 FEET; THENCE, NORTH 84°54'15" WEST TO A POINT OF CURVATURE; SOUTHWESTERLY, A DISTANCE OF 41.85 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°27'06", A CHORD BEARING OF SOUTH 47°22'12" WEST, AND A CHORD LENGTH OF 37.00 FEET, TO A POINT OF TANGENCY; THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 0.52 FEET; THENCE, SOUTH 89°38'39" WEST FOR A DISTANCE OF 75.50 FEET; THENCE, NORTH 00°21'21" WEST FOR A DISTANCE OF 12.50 TO A POINT OF CURVATURE; NORTHWESTERLY, A DISTANCE OF 35.89 FEET, ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°32'54", A CHORD BEARING OF NORTH 42°37'48" WEST, AND A CHORD LENGTH OF 33.63 FEET, TO A POINT OF TANGENCY ON THE BOUNDARY OF SAID E-470 PARCEL, TK-112; THENCE, NORTH 84°54'15" WEST FOR A DISTANCE OF 8.57 FEET ALONG SAID BOUNDARY OF THE E-470 PARCEL TK-112; THENCE, ALONG THE BOUNDARY OF EXISTING ROW REC NO. 2007000085459 SOUTH 89°38'39" WEST FOR A DISTANCE OF 1193.28 FEET TO A POINT OF CURVATURE ON SAID ROW; SOUTHWESTERLY, A DISTANCE OF 39.23 FEET, ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'02", A CHORD BEARING OF SOUTH 44°41'07" WEST, AND A CHORD LENGTH OF 35.33 FEET, TO A POINT OF NON-TANGENCY; THENCE, NORTH 45°07'52" WEST FOR A DISTANCE OF 29.55 FEET; THENCE, SOUTH 89°52'08" WEST FOR A DISTANCE OF 48.16 FEET TO THE WEST LINE OF NE 1/4 SECTION 24; THENCE, CONTINUING ALONG SAID SECTION LINE, NORTH 00°16'32" WEST FOR A DISTANCE OF 75.80 FEET TO THE POINT OF BEGINNING.

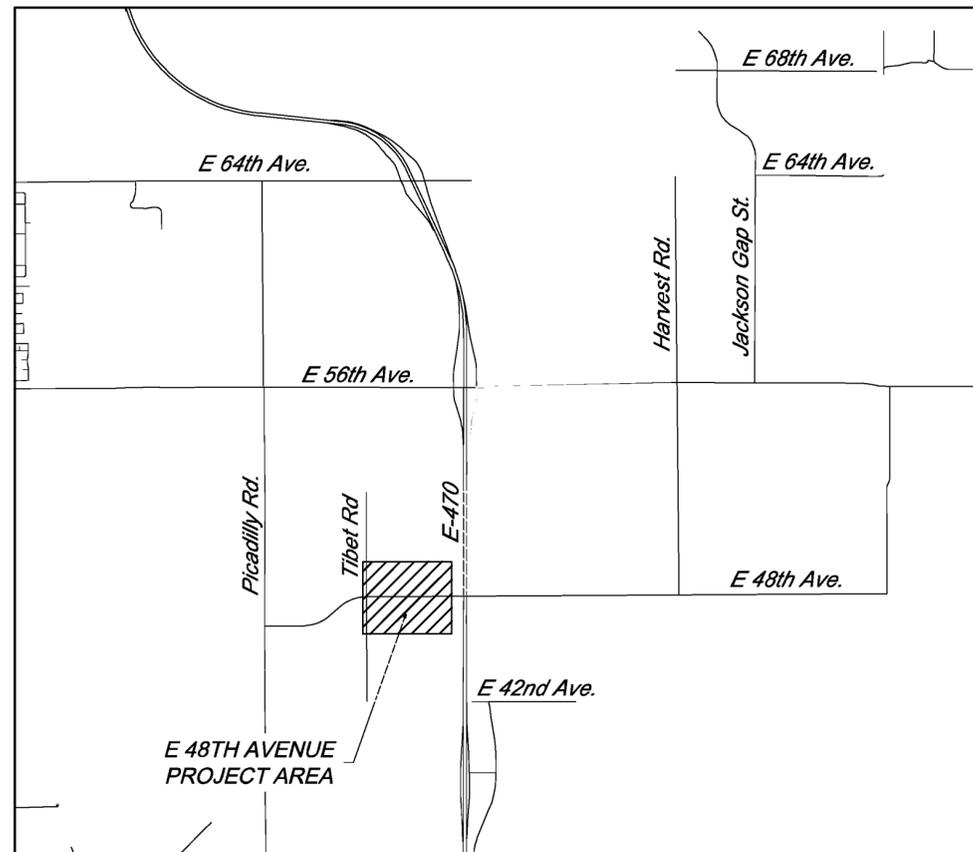
SAID PORTION OF LAND CONTAINS 354,999 SQUARE FEET, WHICH EQUATES TO 8.150 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON A 2.5" PIPE, STAMPED "T3S R66W/R65W S13/S18 1/4 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07 FEET.

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

SITE PLAN DATA BLOCK	
PROPOSED SIDEWALK AREA	41,829 ± SQ FT (0.96 ± ACRES)
PROPOSED ROADWAY ASPHALT AREA	189,603 ± SQ FT (4.35 ± ACRES)
PROPOSED LANDSCAPE AREA	48,596 ± SQ FT (1.14 ± ACRES)
PRESENT ZONING CLASSIFICATIONS	AIRPORT DISTRICT (AD), MIXED-USE REGIONAL DISTRICT (MU-R), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)
OVERALL ISP DISTURBANCE AREA	564,116 ± SQ FT (12.88 ± ACRES)



VICINITY MAP
 1" = 2000'

CIVIL ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
 10333 DRY CREEK RD. - SUITE 400
 ENGLEWOOD, CO 80112
 CONTACT: TOM ODLE
 PHONE: (720) 249-3576
 EMAIL: TOM.ODLE@WESTWOODPS.COM

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
 10333 DRY CREEK RD. - SUITE 400
 ENGLEWOOD, CO 80112
 CONTACT: PATRICK STEENBURG
 PHONE: (720) 249-3543
 EMAIL: PATRICK.STEENBURG@WESTWOODPS.COM

LANDSCAPE ARCHITECT

CIVITAS INC.
 1200 BANNOCK ST.
 DENVER, CO 80204
 CONTACT: CRAIG VICKERS
 PHONE: (303) 571-0053
 EMAIL: CVICKERS@CIVITASINC.COM

PROPERTY OWNERS:

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
 9155 E. NICHOLS AVENUE, SUITE 360
 CENTENNIAL, CO 80112
 CONTACT: CHRIS FELLOWS

PROPERTY OWNERS: (CONT)

E-470 PUBLIC HIGHWAY AUTHORITY
 CONTACT: CHUCK WEISS
 PHONE: 303-537-3420
 EMAIL: CWEISS@E-470.COM

C&H COLORADO LAND INVESTMENTS
 CONTACT: GEORGE MCLEROY & ASSOCIATES
 10801 W CHARLESTON BLVD, STE 170
 LAS VEGAS, NV 89135

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	HORIZONTAL & VERTICAL CONTROL
4	RIGHT-OF-WAY PLAN
5-6	ROADWAY PLANS
7-8	GRADING & UTILITY PLANS
9	STREET LIGHTS
12-18	LANDSCAPING PLANS

SIGNATURE BLOCKS

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE. THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, Donald Probst HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 30 DAY OF August AD 2023.

BY: [Signature]
 (PRINCIPALS OR OWNERS)

NAME: Donald Probst

TITLE: Authorized Signer

STATE OF COLORADO

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

30 DAY OF August AD 2023

BY: Donald Probst
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210
Greenwood Village, CO 80111

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Lena McClelland DATE: 10/23/23

PLANNING DIRECTOR: [Signature] DATE: 10/23/2023

PLANNING COMMISSION: N/A DATE: _____

CITY COUNCIL: N/A DATE: _____

ATTEST: N/A DATE: _____

DATABASE APPROVAL DATE: 10/12/2022

AMENDMENTS

Westwood
 10333 E DRY CREEK RD.
 ENGLEWOOD, CO 80112
 Westwoodps.com
 Westwood Professional Services, Inc.
 TEL: 720.482.9526

WINDLER PUBLIC IMPROVEMENT AUTHORITY
 9155 E NICHOLS AVENUE, SUITE 360
 CENTENNIAL, COLORADO 80112

**E. 48TH AVE. ISP
 N. TIBET ROAD TO E-470
 COVER SHEET**

SCALE: _____
 AS SHOWN

FILE NO: _____
 004325102

DRAWN BY: _____
 AEC

CHECKED BY: _____
 CCN

DATE: _____
 August 2023

SHEET NUMBER: **1** OF 18

N:\PROJECTS\WINDLER\E48TH AVE - WESTWOOD\ENGINEERING\SH111\SET\SP\COVER SHEET.DWG, ACASIDBY, B823

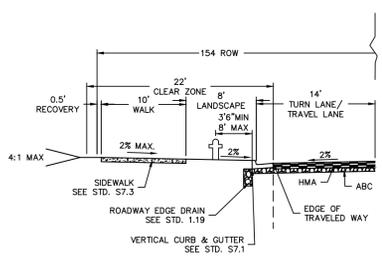
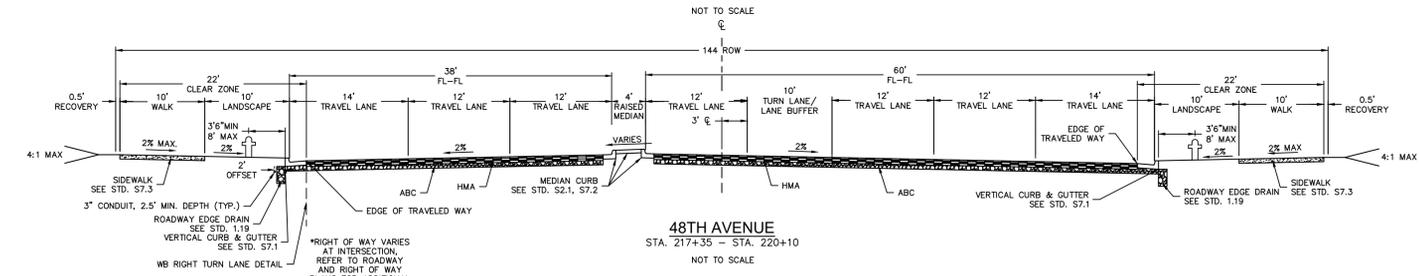
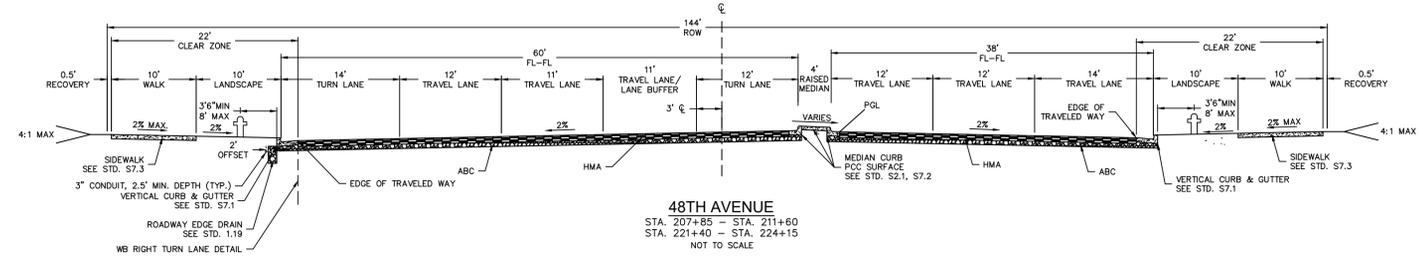
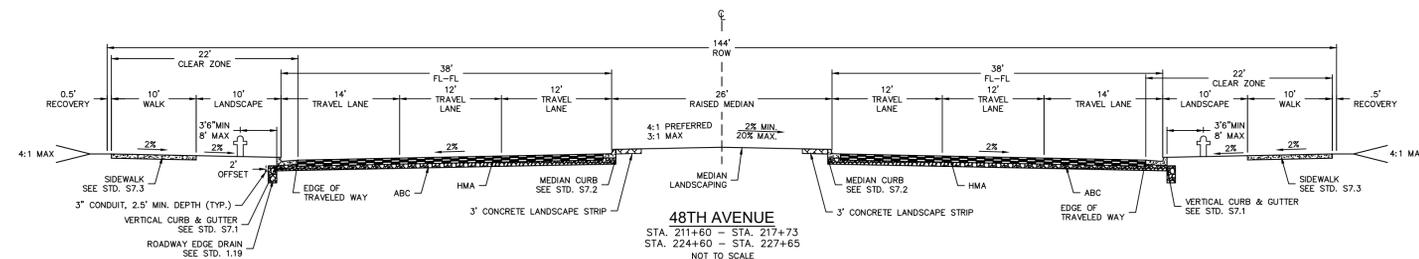
NOT FOR CONSTRUCTION

SITE PLAN NOTES

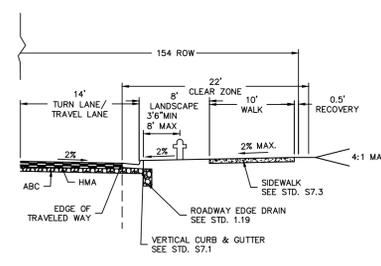
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE ON BOTH SIDES OF THE STREET AND THE MEDIANS SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF 48TH AVENUE. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

PHASING NOTES

- THE COMPLETE 48TH AVENUE CROSS SECTION WILL BE BUILT FROM TIBET ROAD TO THE E-470 INTERCHANGE, INCLUDING DRIVES TO THE NORTH AND SOUTH.
- THE POSTED SPEED OF 48TH AVENUE IS TO BE 35 MPH DURING THE INTERIM CONDITION. THIS WILL BE CHANGED TO 45 MPH ONCE THE FULL SECTION OF 48TH AVENUE FROM E-470 TO HARVEST ROAD IS CONSTRUCTED.
- TRAFFIC SIGNALS WILL BE BUILT OUT AT THE 48TH AVENUE INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL BE COLLECTED AT A FUTURE DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS INDICATED BY THE TRAFFIC SIGNAL ESCROW ORDINANCE.
- CHANGES TO PAVEMENT MARKINGS WILL BE REQUIRED ONCE THE FULL SECTION OF 48TH AVENUE FROM E-470 TO HARVEST ROAD IS CONSTRUCTED.
- RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS.



WB RIGHT TURN LANE DETAIL
STA. 207+75 - STA. 210+50
NOT TO SCALE



EB RIGHT TURN LANE DETAIL
STA. 226+00 - STA. 227+65
NOT TO SCALE

NOTES:

- INSTALLATION OF FIBER OPTIC SHALL NOT PRECLUDE THE INSTALLATION OF THE REQUIRED LANDSCAPE BETWEEN THE BACK OF CURB AND SIDEWALK.
- LANDSCAPE MEDIANS ARE INTENDED TO BE MAINTAINED BY AURORA PROS AND WILL BE CONSTRUCTED TO PROS STANDARDS. MEDIAN LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD REQUIRED FOR XERIC-BASED DESIGNS.
- TYPICAL SECTIONS REFLECT GENERALIZED STRIPING CONFIGURATIONS. REFER TO PAVEMENT MARKING AND SIGNING PLANS FOR MORE DETAILED INFORMATION.
- ROADWAY CROSS SLOPES CAN VARY. REFER TO ROADWAY PLANS FOR EXACT CROSS SLOPE WARPING LOCATIONS.
- TREES WITHIN THE 10 FOOT LANDSCAPE BUFFER MUST BE LOCATED A MINIMUM OF 6 FEET FROM THE EDGE OF TRAVELED WAY, AS LOCATED IN THESE SECTIONS.
- THE SURFACING MATERIAL OF PROPOSED FLATWORK, INCLUDING CURB AND GUTTER, SIDEWALKS, BIKEWAYS, AND CURB RAMPS, IS TO BE GRAY CONCRETE. ALL PROPOSED ROADWAY SURFACING IS TO BE ASPHALT PAVEMENT. MEDIAN COVER MATERIAL TO COMPLY WITH PROS MANUAL

N:\PROJECTS\WINDLER\48TH AVE - WESTWOOD\ENGINEERING\DRG SHEET\DRG\MSD\AVIS_18024

SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: CCN	DATE: August 2023	SCALE: AS SHOWN	FILE NO: 004325102	E-48TH AVE, ISP N. TIBET ROAD TO E-470 TYPICAL SECTIONS	PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions	Appr.	Date
									2			

NOT FOR CONSTRUCTION

E 48TH AVENUE HCL					
ID #	STATION RANGE	START COORD.	END COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING
L1	207+18.53 233+64.86	N: 1711293.15 E: 3217772.30	N: 1711309.59 E: 3220418.57	2646.33	N89°38'39"E

48TH AVENUE BENCHMARKS & CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
6	1711293.1490	3217772.0970	5459.130	NO. 6 REBAR & 3-1/4" ALUMINUM CAP PLS 38004
7	1711309.5890	3220418.5710	5498.559	FOUND MONUMENT 3.5" AC AND REBAR "MK CENTENNIAL PLS 24313 1999"
302	1713958.6390	3220408.0440	5482.374	SCR /3INBRASSCAPON2.5INIRONPIPE OFFCENTER 1999 PLS24313

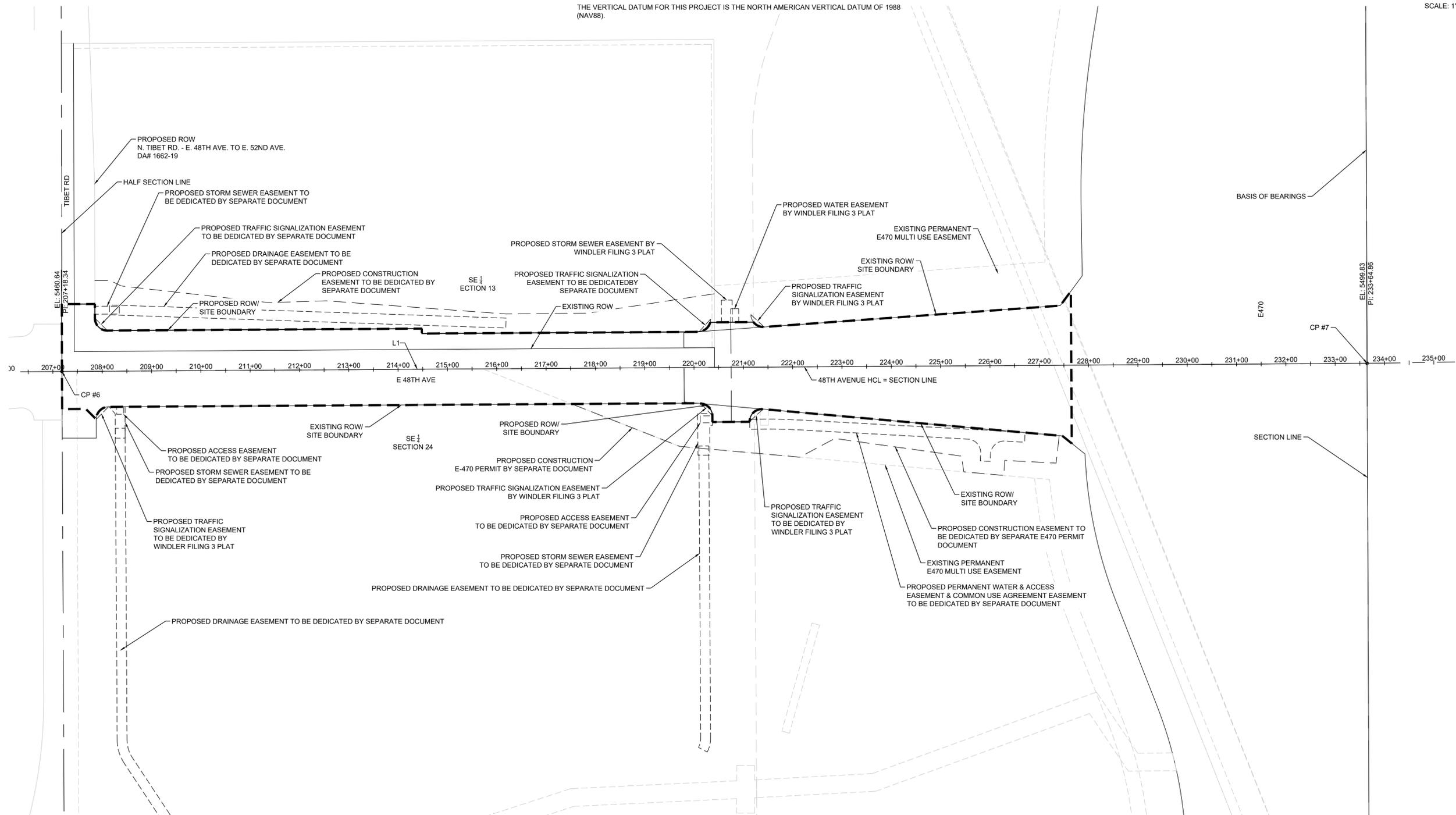
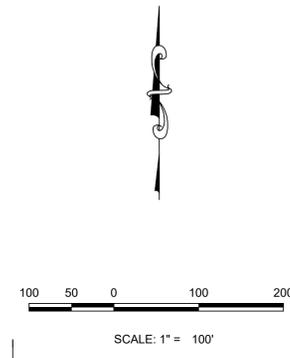
BASIS OF BEARINGS: THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3.5" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON A 2.5" PIPE, STAMPED "T3S R66W-R65W S13/S18 1/4 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07 FEET.

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

LEGEND

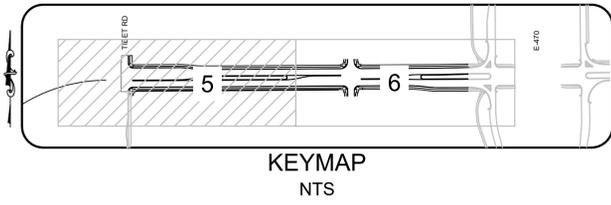
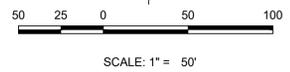
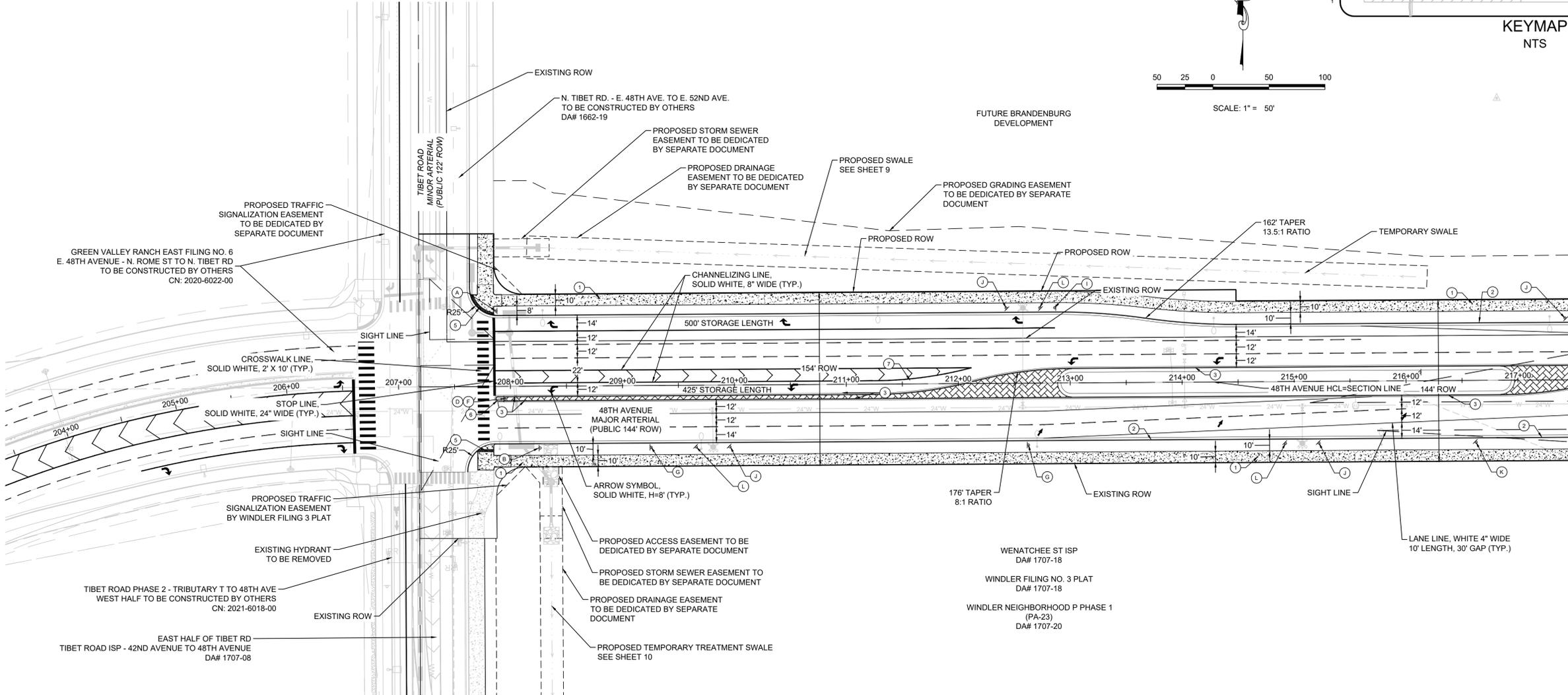
- EXISTING R.O.W.
- PROPOSED R.O.W.
- - - - SITE BOUNDARY
- - - - EXISTING TEMPORARY EASEMENT
- - - - EXISTING PERMANENT EASEMENT
- - - - PROPOSED TEMPORARY EASEMENT
- - - - PROPOSED PERMANENT EASEMENT
- EXISTING SECTION LINE
- EXISTING SECTION CORNER
- ▲ SURVEY CONTROL POINTS



N:\PROJECTS\WINDLER\48TH AVE - WEST CO ENGINEERING\SHEET SET\SP\HORIZONTAL AND VERTICAL CONTROL.DWG, ACASIDY, 1/19/24

Date	Date	Date	Date	Date	Date	Date	Date
Appr.	Init.	Date	Date	Date	Date	Date	Date
Revisions							
No.							
Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.							
WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112							
E. 48TH AVE. ISP N. TIBET ROAD TO E-470 HORIZONTAL AND VERTICAL CONTROL							
SCALE:	AS SHOWN						
DRAWN BY:	AEC						
CHECKED BY:	CCN						
DATE:	August 2023						
FILE NO:	004325102						
SHEET NUMBER	3						
OF 19							

NOT FOR CONSTRUCTION



MATCHLINE - SHEET 6

LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	EXISTING CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE

FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- ③ CONSTRUCT STANDARD MEDIAN CURB (S7.2)
- ④ TYPE 3 BARRICADE
- ⑤ CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- ⑥ CONSTRUCT RAISED MEDIAN NOSE 2'R (S2.4)
- ⑦ INSTALL RAISED MEDIAN TURNING LANE AND TRANSITION (S2.1)

NOTES:

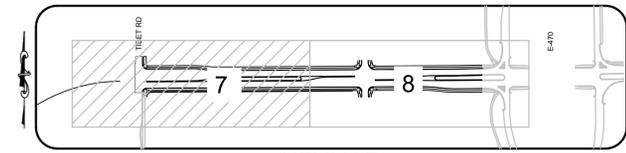
- 1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS, REFER TO SHEET 4.
- 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
- 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- 4. PROPOSED FIRE HYDRANT PLACEMENT IS SET AT A 400'-500' NOMINAL SPACING PER EACH ROAD HALF.
- * DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED.
- ** DENOTES CROSSWALKS AND STOP BARS TO BE INSTALLED ONCE INTERSECTION IS FULLY SIGNALIZED.

R1-1	R2-1	R3-7	R4-7C	R11-2	OM1-1 W4-2R	D3-1	R3-7R	R7-1L	R7-1D	R7-1R	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)

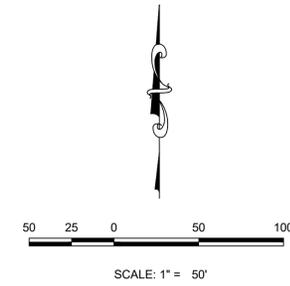
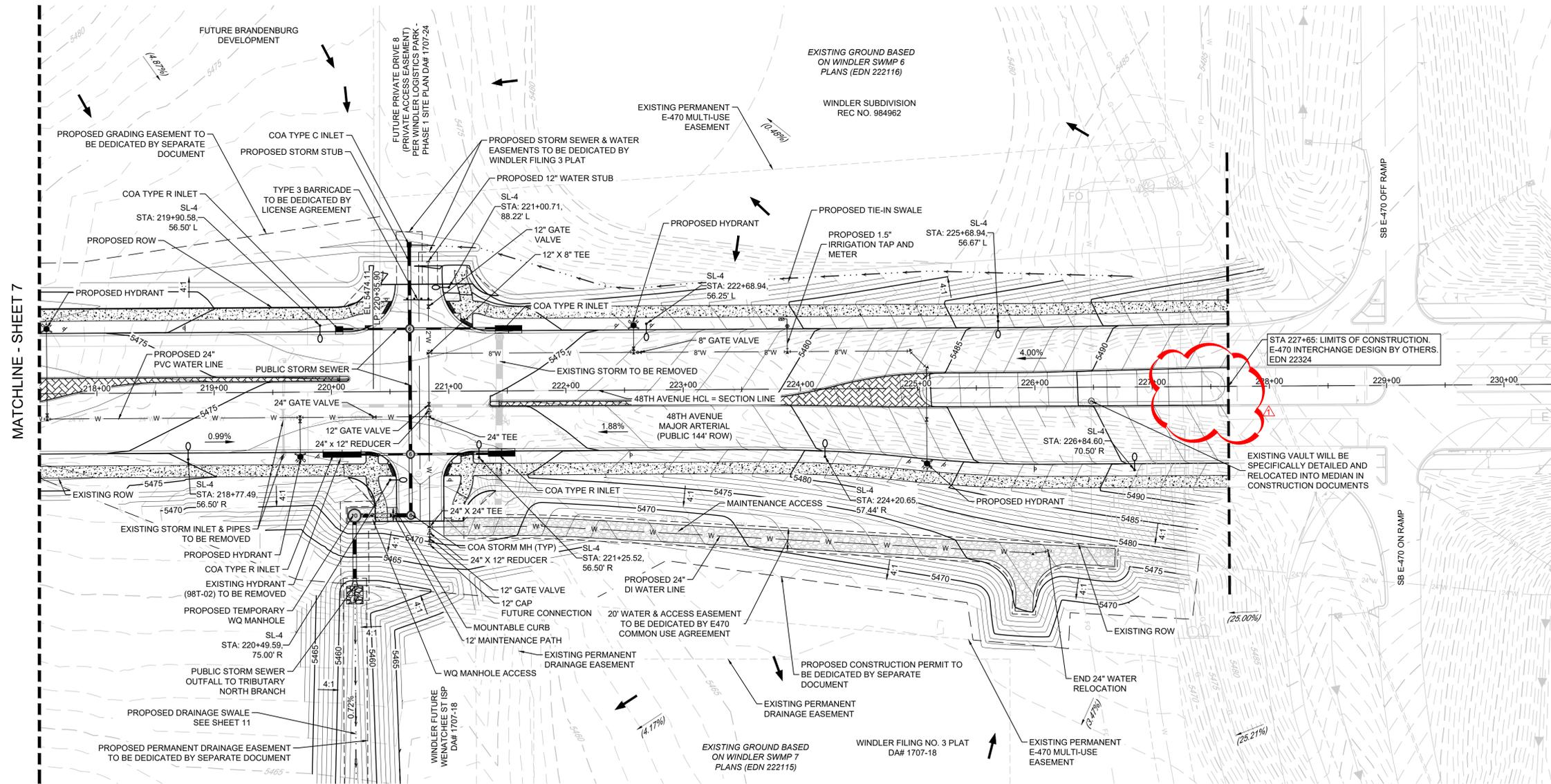
Westwood	10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526						
WINDLER	PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112						
E. 48TH AVE. ISP	N. TIBET ROAD TO E-470 ROADWAY PLAN						
SCALE:	AS SHOWN		FILE NO.:	004325102			
DRAWN BY:	AEC	CAN	DATE:	August 2023			
CHECKED BY:							
SHEET NUMBER	5						
	OF 19						

N:\PROJECTS\WINDLER\INGEN\84TH AVE - WEST\CD\ENGINEERING\SHEET SET\ISP\ROADWAY PLAN.DWG, MSDAVID, 1/19/24

NOT FOR CONSTRUCTION



KEYMAP
NTS



MATCHLINE - SHEET 7

LEGEND

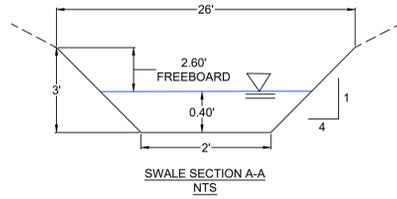
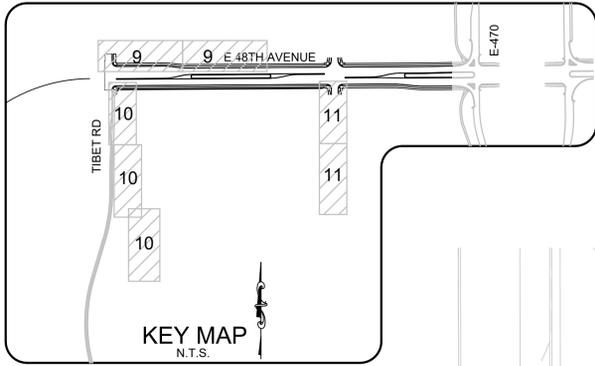
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	EXISTING CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE

- NOTES:**
- FOR MORE DETAILED DESIGN INFORMATION ON THE PROPOSED SWALES, REFER TO THE SWALE PLANS.
 - ALL PROPOSED HYDRANT LINES ARE 6" DIAMETER.
 - ALL STORM SEWER DEPICTED IN THESE GRADING & UTILITY PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA.

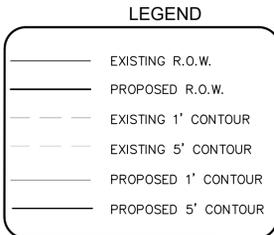
N:\PROJECTS\WINDLER\88TH AVE - WEST COA\ENGINEERING\SHEET SETS\GRADING AND UTILITY PLANS DWG.MXD, 11/24

8	OF 19	SHEET NUMBER	SCALE:	DRAWN BY:	CHECKED BY:	DATE:	FILE NO.:	DATE:	NO.	DATE:	APPR.	DATE:
		AS SHOWN	AEC	CCN	AEC	11/24	AEC	11/24	AEC	11/24	AEC	11/24
E-48TH AVE. ISP N. TIBET ROAD TO E-470 GRADING AND UTILITY PLANS		WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112		<p style="margin: 0;">Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</p> <p style="margin: 0; font-size: small;">Westwoodps.com Westwood Professional Services, Inc.</p>								

NOT FOR CONSTRUCTION



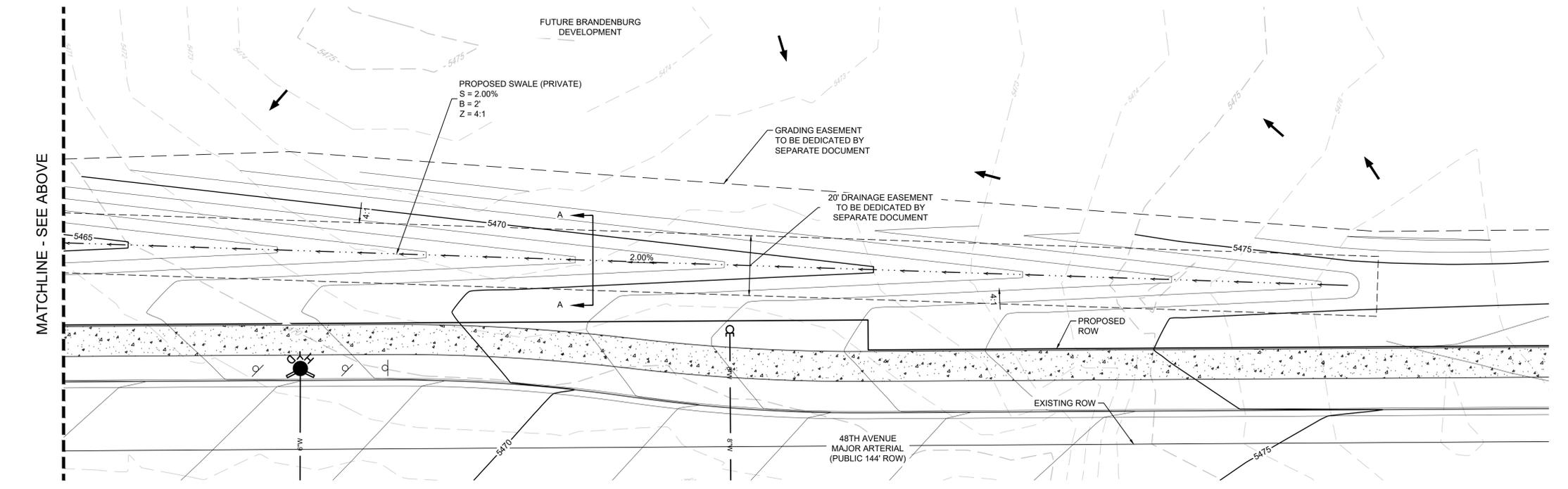
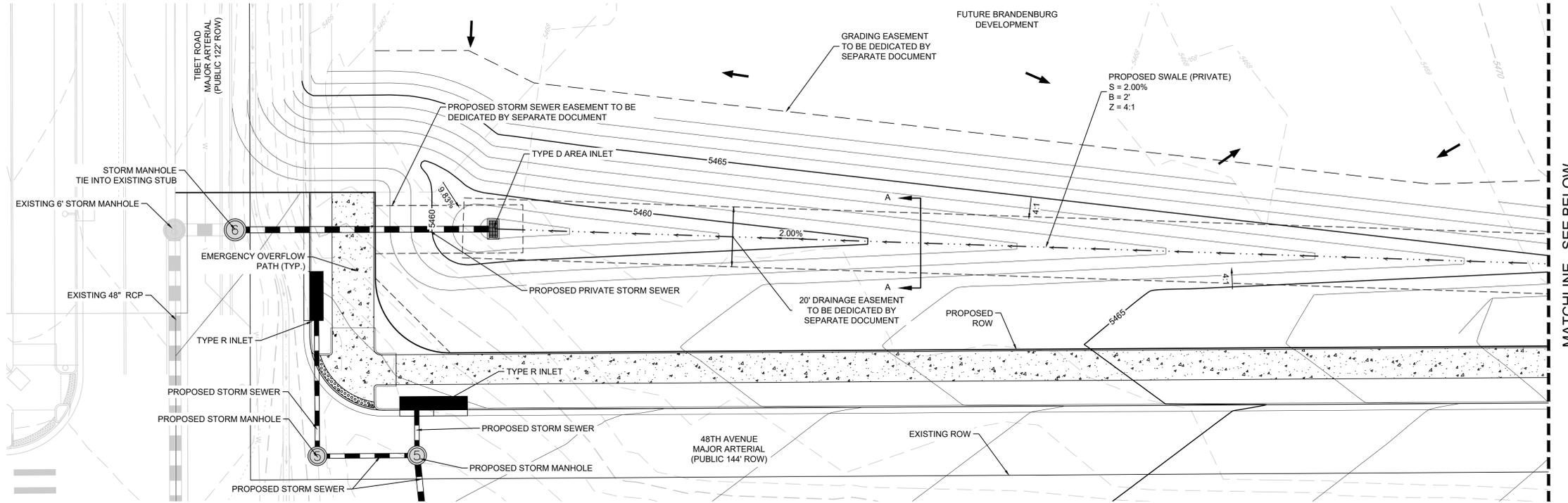
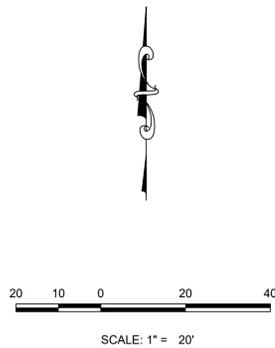
- NOTES:**
1. ALL STORM INFRASTRUCTURE SHOWN IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED. GRADES ABOVE 100-YEAR WSEL ARE SUBJECT TO CHANGE AS OVERLOT GRADING IS DEVELOPED.
 2. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE CERTIFICATE OF OCCUPANCY, OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT PRIOR TO 36 MONTHS AND TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER
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BENCHMARK

THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 3S6518NW001,2008", ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- -0.44 MILES SOUTH OF EAST 56TH AVENUE ON THE EAST SIDE OF NORTH GUN CLUB ROAD. ELEVATION = 5,479.90' (NAVD88)

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THE DOCUMENT

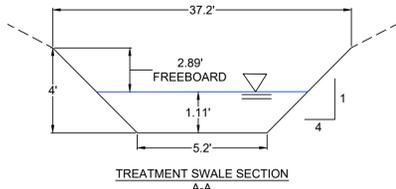
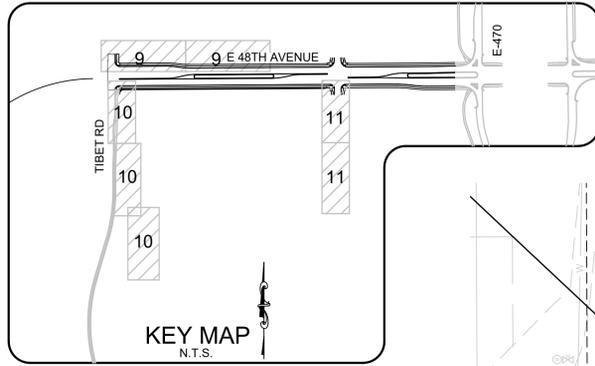


MATCHLINE - SEE BELOW

SHEET NUMBER 9 OF 19	SCALE: AS SHOWN	SCALE: AS SHOWN	DRAWN BY: AEC	CHECKED BY: CCN	DATE: August 2023	E. 48TH AVE. ISP N. TIBET ROAD TO E-470 SWALE PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date
	FILE NO: 004325102	NO.							DATE	INITIALS	APPROVAL	DATE		

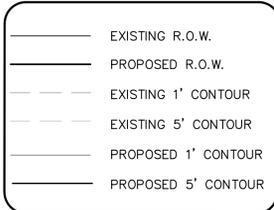
N:\PROJECTS\WINDLER\98745\AVE - WESTWOOD\ENGINEERING\98745\SWALE PLANS.DWG, ACROSSIDY, 1/10/24

NOT FOR CONSTRUCTION



- NOTES:**
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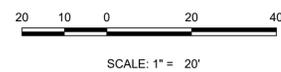
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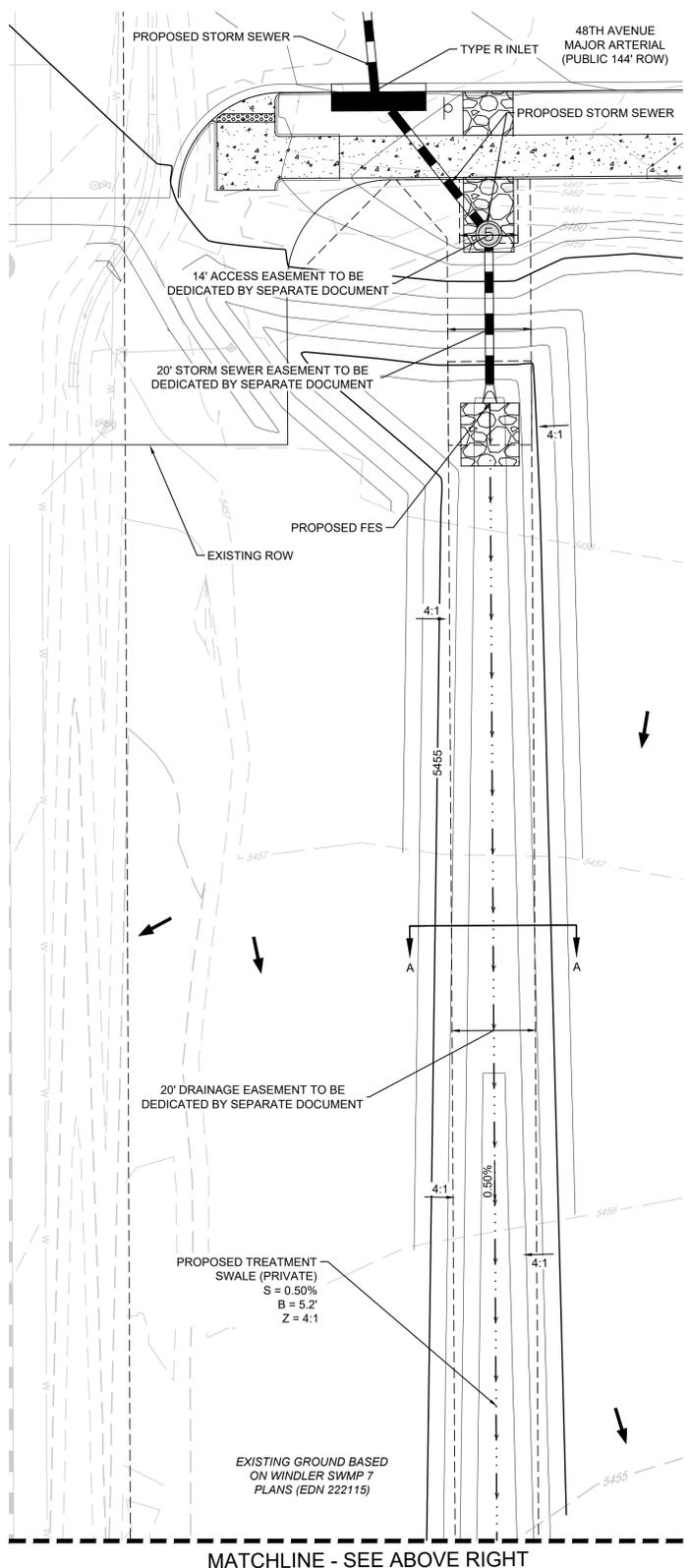
BENCHMARK

THE CITY OF AURORA BENCHMARK 356518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 356518NW001,2008", ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- -0.44 MILES SOUTH OF EAST 56TH AVENUE ON THE EAST SIDE OF NORTH GUN CLUB ROAD. ELEVATION = 5,479.90' (NAVD88)

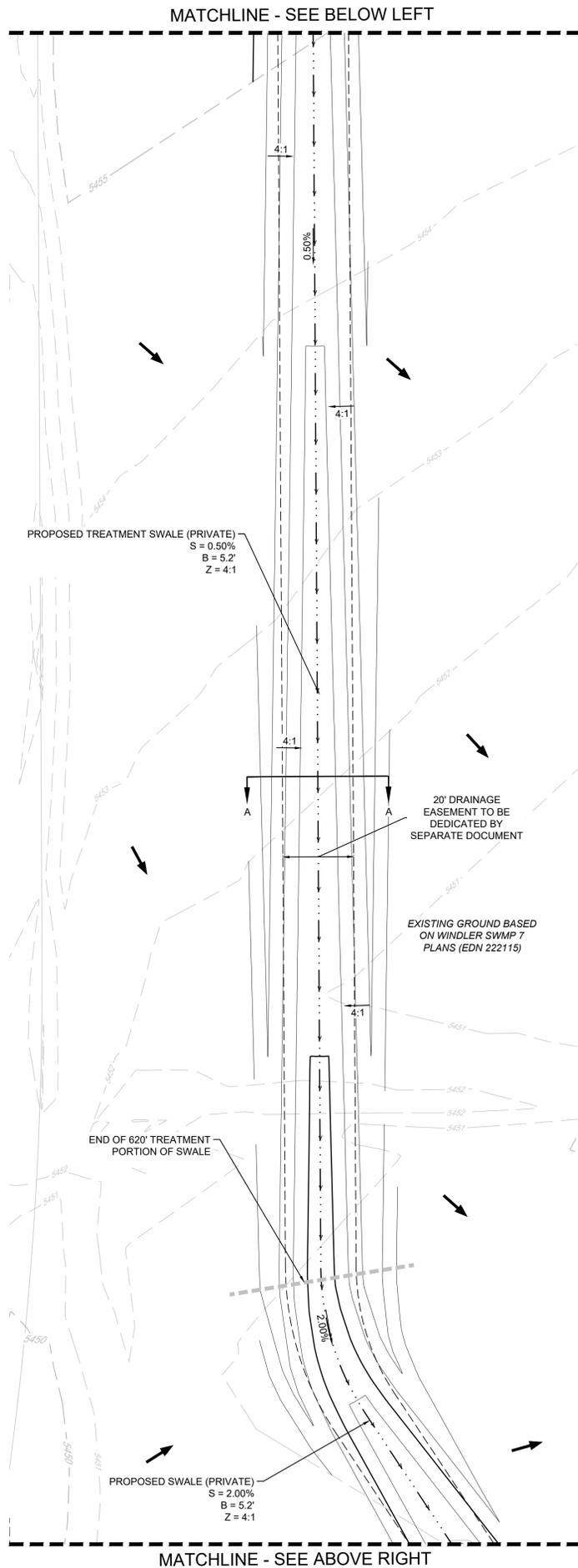
CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THE DOCUMENT



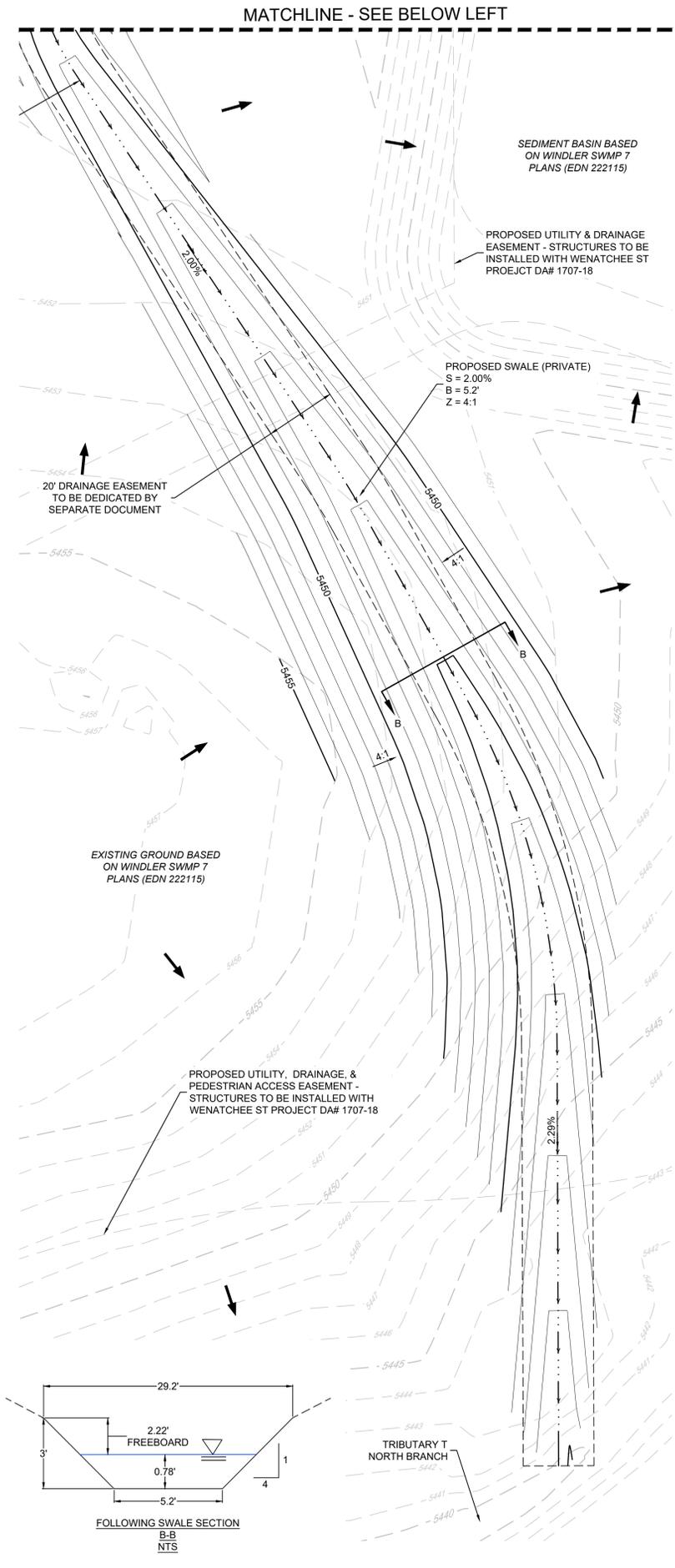
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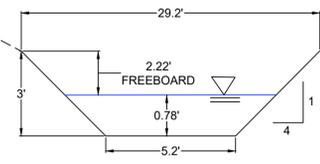
MATCHLINE - SEE ABOVE RIGHT



MATCHLINE - SEE ABOVE RIGHT

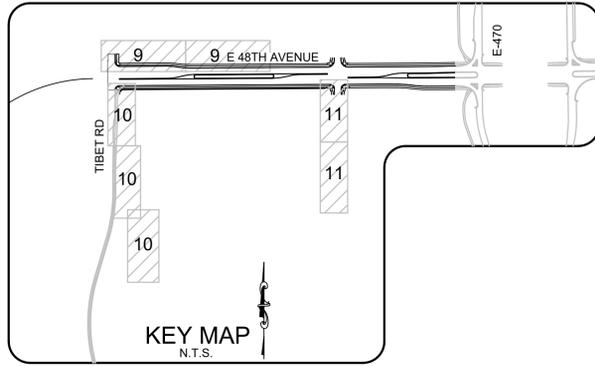


FOLLOWING SWALE SECTION B-B N.T.S.



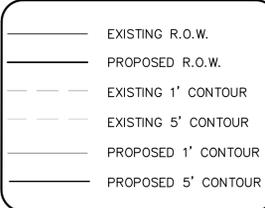
DRAWN BY: AEC	SCALE: AS SHOWN	SHEET NUMBER: 10	DATE: August 2023
	CHECKED BY: CCN		
PROJECT: WINDLER IMPROVEMENT AUTHORITY		E. 48TH AVE. ISP	No.
9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112			
Westwood Professional Services, Inc.		Revisions	Date
10333 E DRY CREEK RD. ENGLEWOOD, CO 80112		Appr.	Date
TEL: 720.482.9526		Init.	Date

NOT FOR CONSTRUCTION



- NOTES:**
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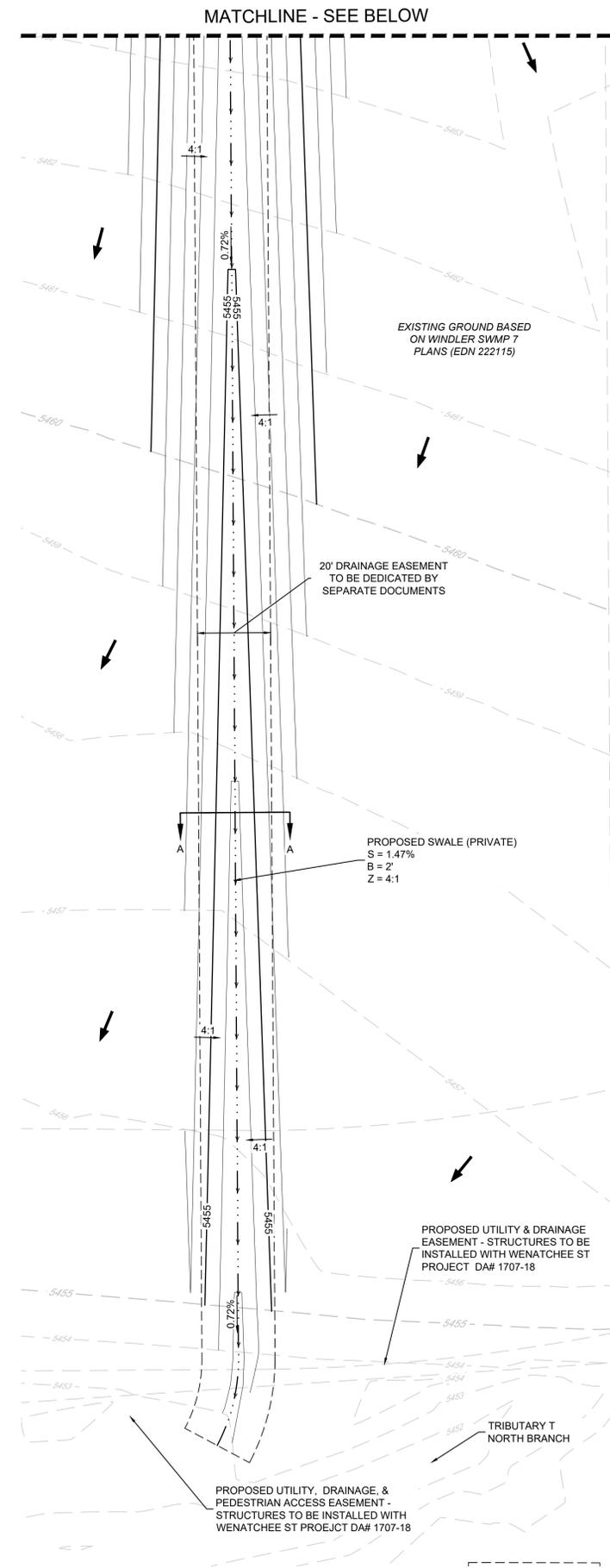
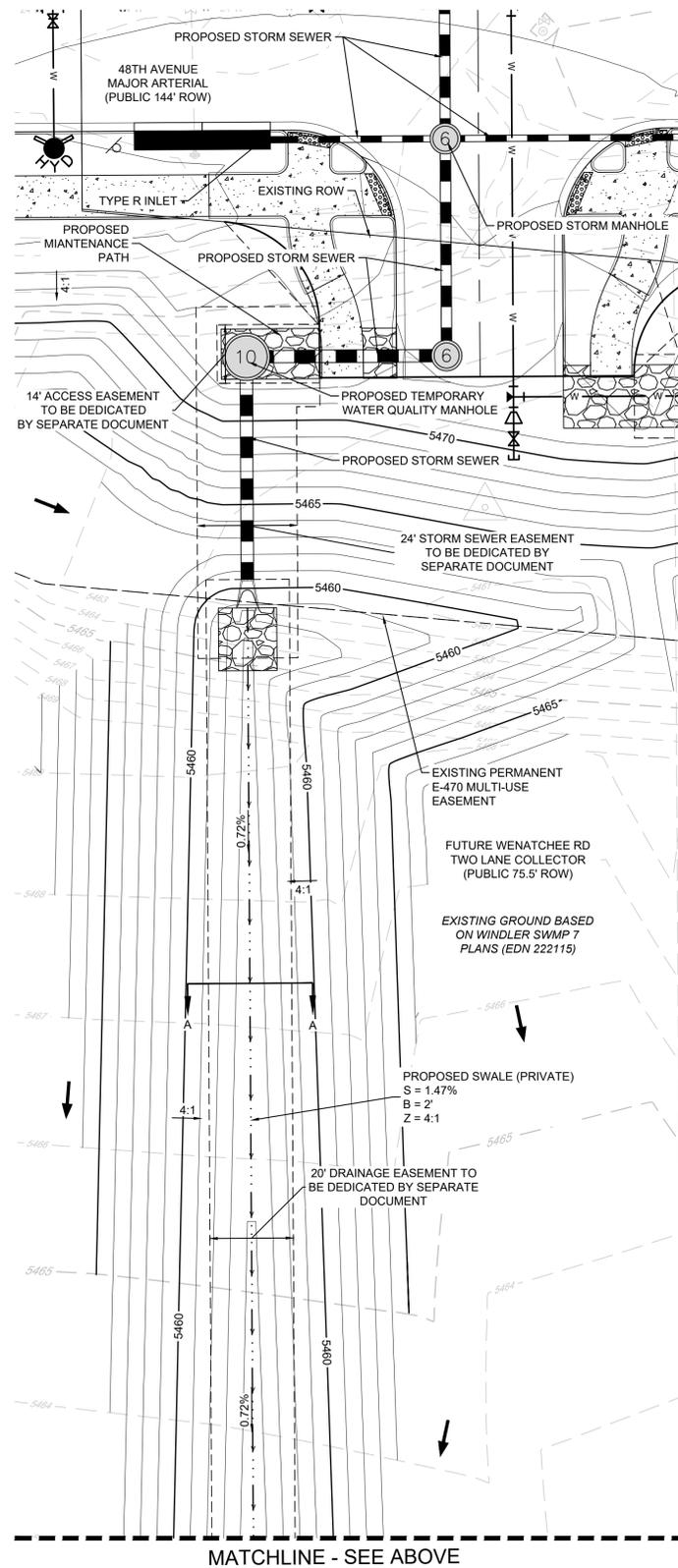
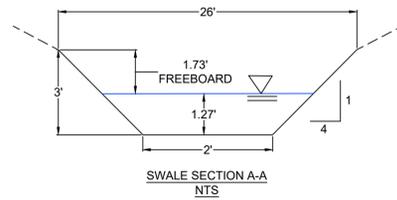
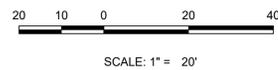
LEGEND



BENCHMARK

THE CITY OF AURORA BENCHMARK 356518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 356518NW001,2008", ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- -0.44 MILES SOUTH OF EAST 56TH AVENUE ON THE EAST SIDE OF NORTH GUN CLUB ROAD. ELEVATION = 5,479.90' (NAVD88)

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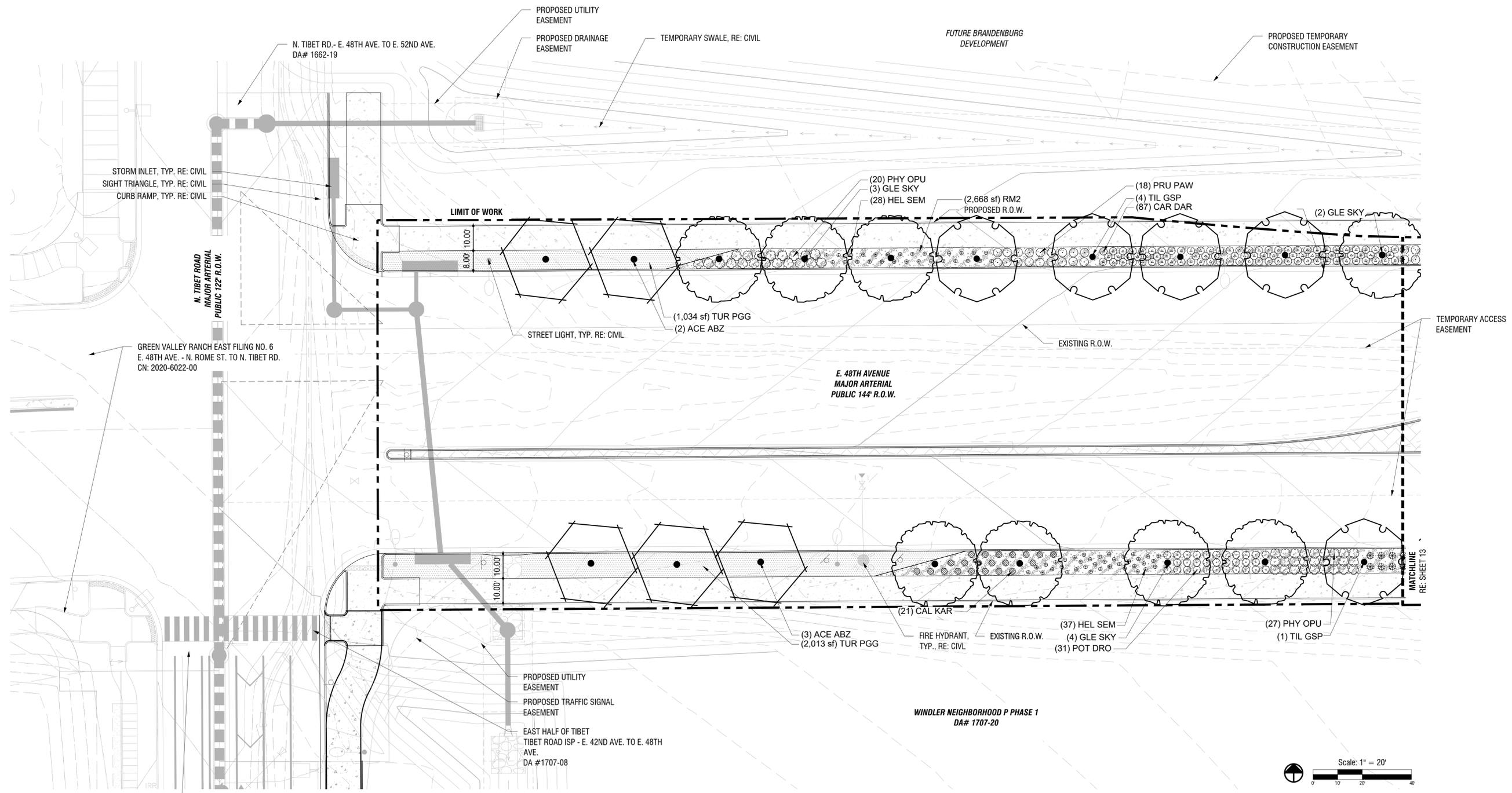


N:\PROJECTS\WINDLER\818TH AVE - WEST COLE ENGINEERING\SHEET SET\SWALE PLANS.DWG, ACASIDY, 1/10/24

SHEET NUMBER 11	DRAWN BY: AEC	SCALE: AS SHOWN	E. 48TH AVE. ISP N. TIBET ROAD TO E-470 SWALE PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	Date
	CHECKED BY: CCN	FILE NO: 004325102					Date
DATE: August 2023							Appr.
							Init.
							Date

VICY-DATA-0322\PROJECTS\2021\21-0036 WINDLER HOMES\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\13_48TH AVENUE STREETScape\WINDLER 48TH AVE STREETScape SHEETS.DWG, RASSER, 8/8/23

WEST HALF OF TIBET TO BE CONSTRUCTED BY OTHERS.
N. TIBET ROAD PHASE 2 - TRIBUTARY TO N. 48TH AVE.
CN: 2021-6018-00



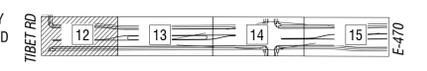
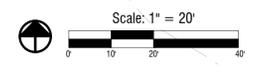
LEGEND	
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING FIRE HYDRANT
	LANDSCAPE EDGING
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE (PER COA STANDARDS)
	SIGHT TRIANGLE

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

- LANDSCAPE NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
 - THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

- INSTALLATION AND MAINTENANCE NOTES:**
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL NORTHERN AND SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
 - ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
 - WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

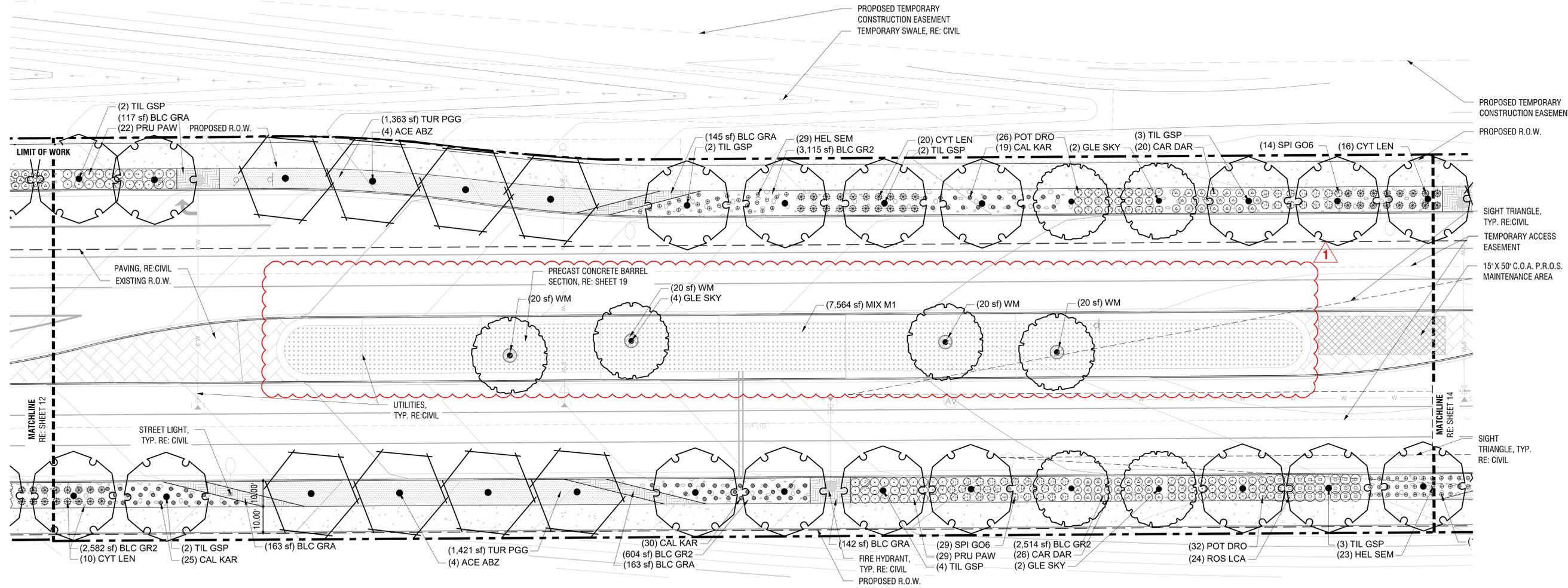
- P.R.O.S. MAINTENANCE NOTES**
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 - THE MEDIANS SHALL BE WATERED BY WATER TRUCK DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



DRAWN BY: RA	SCALE: AS SHOWN	CHECKED BY: NL	DATE: 06/02/2023	Revisions	Date
				No.	Appr.
SHEET NUMBER 12				Date	
OF 19				Date	
WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 AURORA, CO 80017 PHONE: (303) 795-6907 EMAIL: CHRIS@FELLOWSCOS.COM				1200 Bannock St. Denver, CO 80204 303.571.0053 chitassinc.com	
WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 LANDSCAPE PLANS					

NOT FOR CONSTRUCTION

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEET\SUBMITTAL\13_48TH STREET\SCAPE\WINDLER_48TH_AVE_STREETSCAPE SHEETS.DWG, SCANNED, 3/15/24



PLANTING PLAN- MEDIAN A

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		SIGHT TRIANGLE
	PROPOSED WATER LINE		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

LANDSCAPE NOTES:

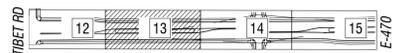
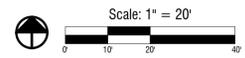
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- PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.
- TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

INSTALLATION AND MAINTENANCE NOTES:

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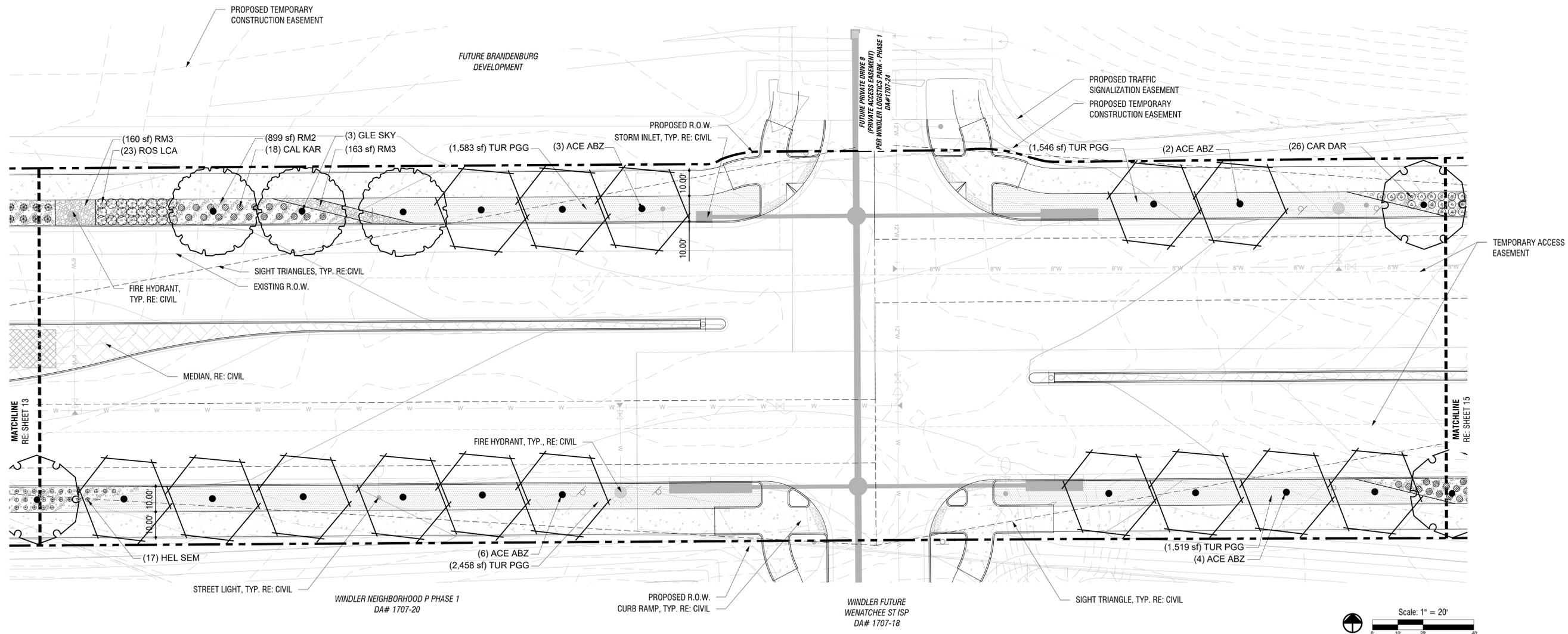
P.R.O.S. MAINTENANCE NOTES

- THE MEDIANS SHALL BE WATERED BY TEMPORARY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



SHEET NUMBER 13	DRAWN BY: RA	SCALE: AS SHOWN	CHECKED BY: NL	DATE: 06/02/23	DATE	INTL	APPR	DATE
WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6917 EMAIL: CHRIS@FELLOWSCOS.COM			CIVILITAS 1200 Bannock St. Denver, CO 80204 303.571.0053 civilitasinc.com			LANDSCAPE REVISIONS: NOTES ABOUT MEDIAN IRRIGATION UPDATED 10/2024 SS		

VCVT-DATA-0322PROJECTS202112-21-0036 WINDLER HOMES TEA/DESIGN/06_CAD/SHEETS/CITY SUBMITTAL/13_48TH STREETS/SCAPE/WINDLER 48TH AVE_STREETS/SCAPE SHEETS/DWG_RASSER_8/8/23



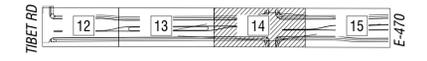
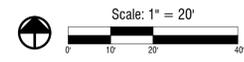
LEGEND	
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING FIRE HYDRANT
	LANDSCAPE EDGING
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE (PER COA STANDARDS)
	SIGHT TRIANGLE

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

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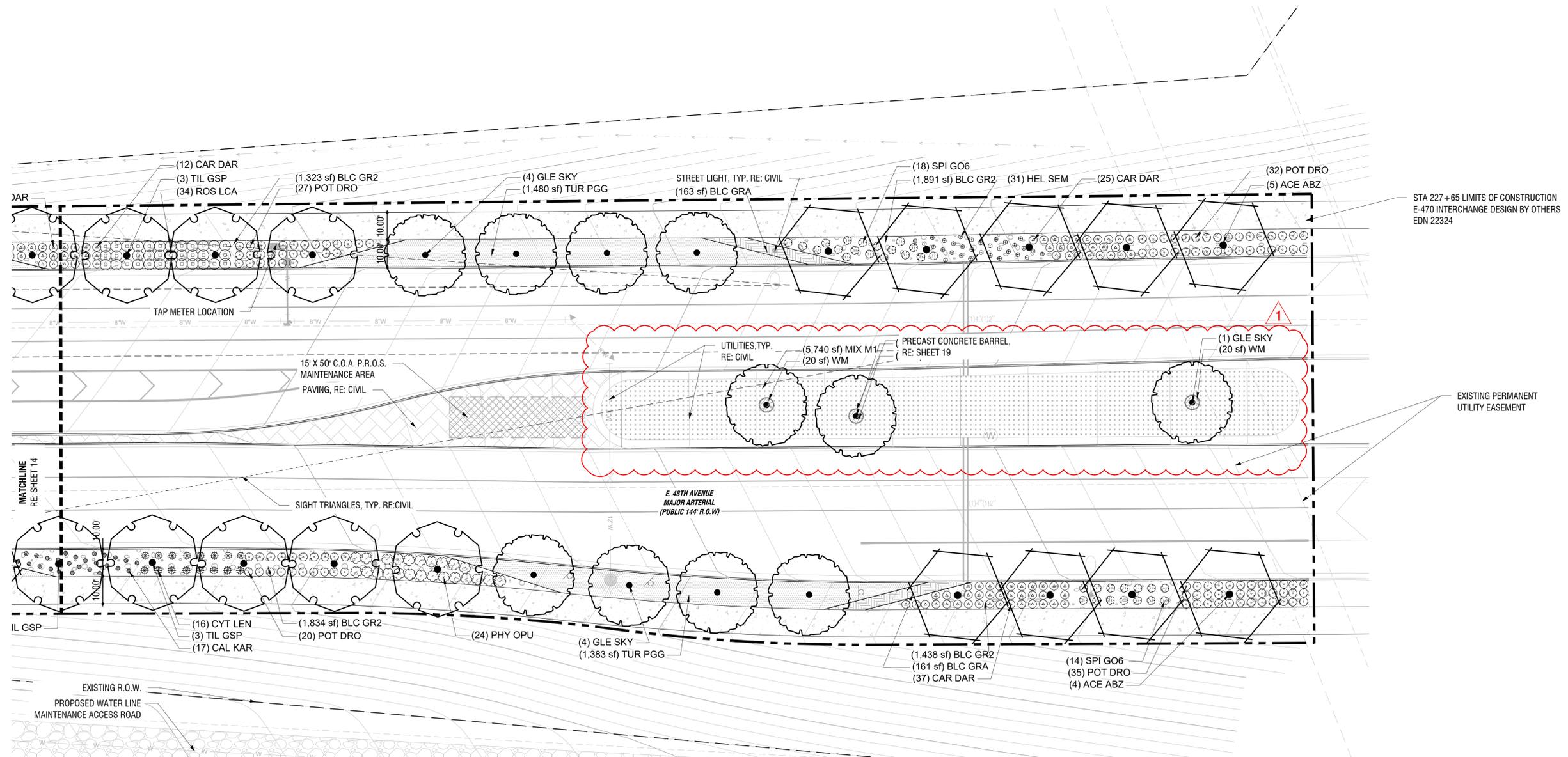
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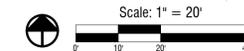
SHEET NUMBER	14	OF 19	DRAWN BY: RA	CHECKED BY: NL	DATE: 06/02/2023	SCALE: AS SHOWN	FILE NO:	WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 LANDSCAPE PLANS	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6917 EMAIL: CHRIS@FELLOWSCOS.COM	CIVIL TAS	1200 Bannock St. Denver, CO 80204 303.571.0053 chtasinc.com	Revisions	No.	Date	Intl.	Appr.	Date

NOT FOR CONSTRUCTION

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEET\CITY SUBMITTAL\13_48TH STREETS\SCAPE\WINDLER_48TH_AVE_STREETSCAPE SHEETS.DWG, SCGNATRA, 3/15/24



PLANTING PLAN- MEDIAN B



LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
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	PROPOSED WATER LINE		
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	LANDSCAPE EDGING		

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<p>WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6907 EMAIL: CHRIS@FELLOWSCOS.COM</p>							
<p>WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 1200 Bannock St. Denver, CO 80204 303.571.0053 chitlasinc.com</p>							
<p>LANDSCAPE REVISIONS: NOTES ABOUT MEDIAN IRRIGATION UPDATED 10/2024 SS</p>							

NOT FOR CONSTRUCTION

CURBSIDE LANDSCAPE

PLANT SCHEDULE 48TH AVE W STREETSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
	ACE ABZ	35	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
	GLE SKY	30	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.	B&B
	TIL GSP	24	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B
SHRUBS					
	CAR DAR	221	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	Pot
	CYT LEN	68	Cytisus x 'Lena' / Lena Broom	5 gal.	Pot
	PHY OPU	71	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal.	Pot
	POT DRO	205	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	5 gal.	Pot
	PRU PAW	69	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.	Pot
	ROS LCA	81	Rosa x 'Meibonrib' / Magic Meidiland® Shrub Rose	5 gal.	Pot
	SPI GO6	75	Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	5 gal.	Pot
GRASSES					
	CAL KAR	141	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	Pot
	HEL SEM	164	Helictotrichon sempervirens / Blue Oat Grass	5 gal.	Pot
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
GROUND COVERS					
	RM3	1,524 sf	RIVER ROCK / 2-4" Rounded Decorative Rock	mulch	
	RM2	18,874 sf	ROCK MULCH / 3/4" Granite, Mix of Black and Tan	mulch	
	TUR PGG	15,691 sf	Turf grass / Xeriscape Lawn Mix	seed	

CURBSIDE LANDSCAPE TABLE								
LOCATION	DISTANCE OF CURBSIDE LANDSCAPE	REQUIRED TREES, 1 TREE PER 40 LF	PROVIDED TREES	DISTANCE OF CURBSIDE IN AREAS 10' WIDE OR LESS	SQUARE FOOTAGE OF CURBSIDE IN AREAS LESS THAN 10' WIDE	REQUIRED SHRUBS, 1 SHRUB PER 40 SF	SHRUBS PROVIDED	SHRUBS TO TREE CONVERSION @ 12:1
E.48TH AVE, NORTH CURB: TIBET RD TO DRIVE #8	1,238 LF	31	29	1,238 LF	12,380 SF	310	361	24 SHRUBS = 2 TREES
E. 48TH AVE, NORTH CURB: DRIVE #8 TO E-470	630 LF	16	15	630 LF	6,300 SF	158	194	12 SHRUBS = 1 TREE
E. 48TH AVE, SOUTH CURB: TIBET RD TO DRIVE #8	1,244 LF	31	29	1,244 LF	12,440 SF	311	366	36 SHRUBS = 3 TREES
E. 48TH AVE, SOUTH CURB: DRIVE #8 TO E-470	640 LF	16	16	640 LF	6,400 SF	160	175	N/A
TOTAL	3,752 LF	94	89	3,752 LF	37,520 SF	939	1,096	72 SHRUBS = 6 TREES

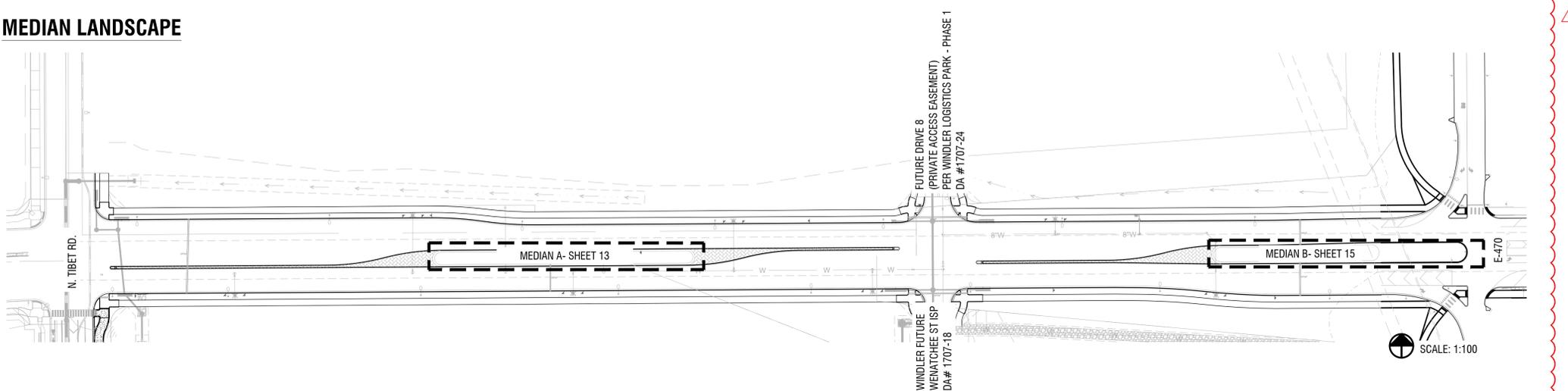
- NOTES:**
 1. ORNAMENTAL GRASSES NOT TO EXCEED 40% OF LANDSCAPE MATERIAL
 2. PROVIDED ORNAMENTAL GRASSES ACCOUNT FOR 28% OF TOTAL SHRUBS

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
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	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

MEDIAN LANDSCAPE



PLANT SCHEDULE 48TH AVE W MEDIAN

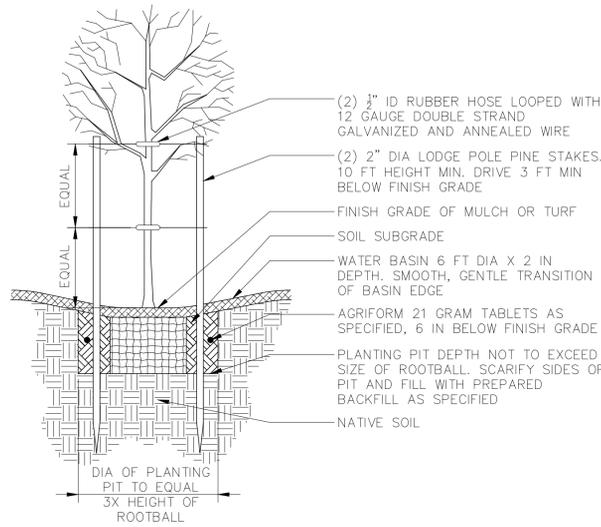
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	GLE SKY	7	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	WM	140 sf	WOOD MULCH / Shredded Cedar	mulch
SOD/SEED				
	MIX A	13,304 sf	Native Seed Mix	seed

MEDIAN PLANTING SUMMARY		
LABEL	PLANTABLE AREA (SQ FT)	NO. OF TREES REQUIRED
MEDIAN A	7564	4
MEDIAN B	5740	3

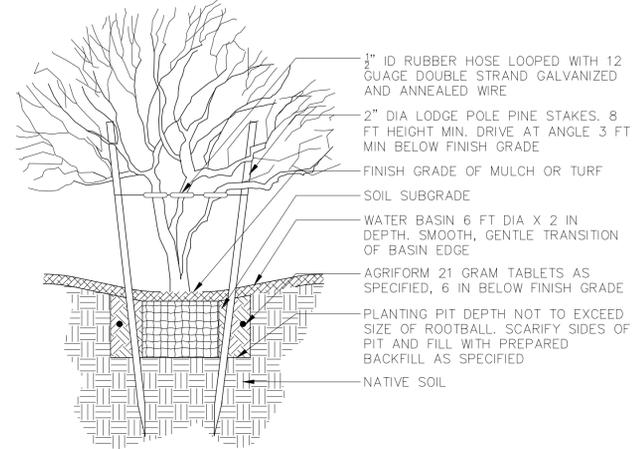
- NOTES:**
TREE REQUIREMENT:
 1 TREE PER 2,000 SQFT OF PLANTABLE MEDIAN AREA.
 MAXIMUM TREE SPACING 125 LINEAR FEET OF PLANTABLE MEDIAN.
 NOTE: TREE PLACEMENT SHOULD BE BASED ON FINAL STREET DESIGN NOT INTERIM CONDITIONS.
MINIMUM TREE SPACING: (TO ENSURE SUFFICIENT SPACE FOR MATURE TREE GROWTH)
 DECIDUOUS TREE MINIMUM SPACING = 25'
 EVERGREEN TREE MINIMUM SPACING = 20'

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SHEET NUMBER 16	DRAWN BY: RA	SCALE: AS SHOWN	DATE: 06/02/2023	No.	Revisions	Date	Date
		CHECKED BY: NL					
WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 LANDSCAPE SCHEDULE		WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6917 EMAIL: CHRIS@FELLOWSCOS.COM		1200 Bannock St. Denver, CO 80204 303.571.0053 chitasinc.com			

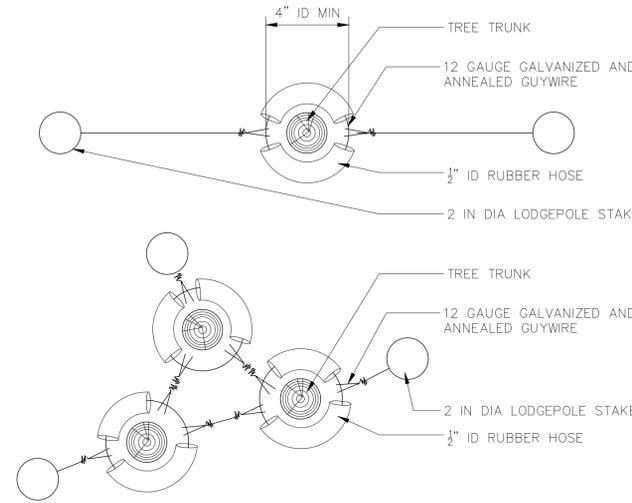


1 SINGLE TRUNK TREE PLANTING
NTS

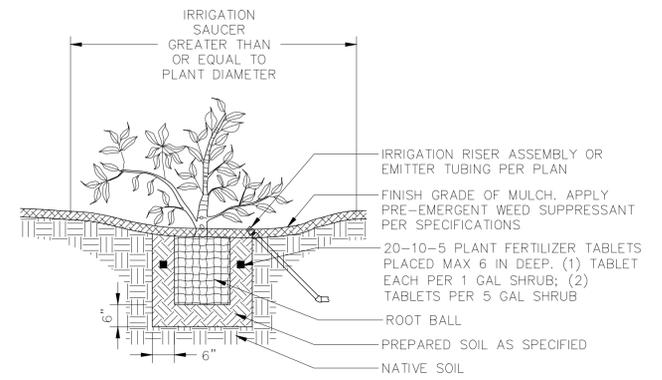


NOTES:
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24\"/>

2 MULTI-TRUNK TREE PLANTING
NTS

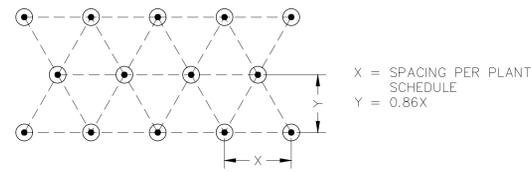


3 TREE STAKING - PLAN VIEW
NTS



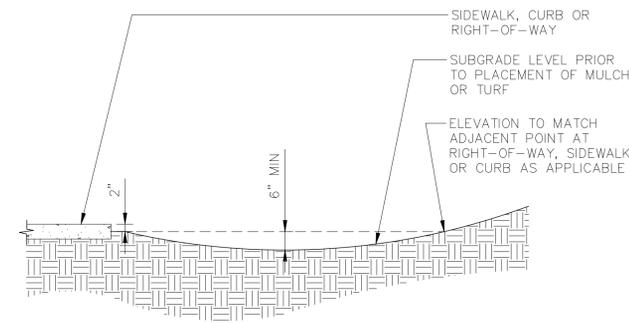
NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

4 SHRUB PLANTING
NTS



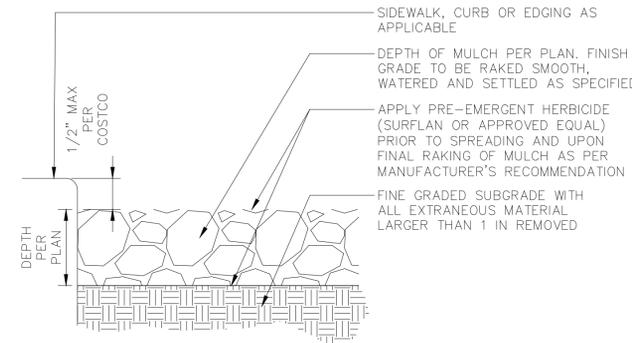
NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING
NTS



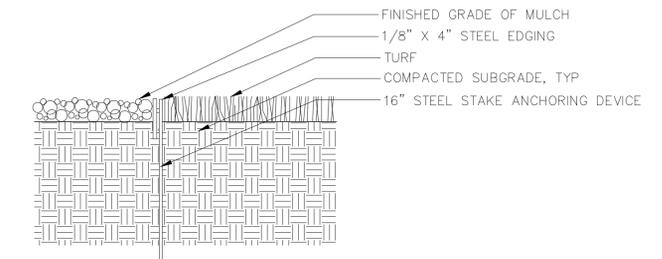
NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE
NTS



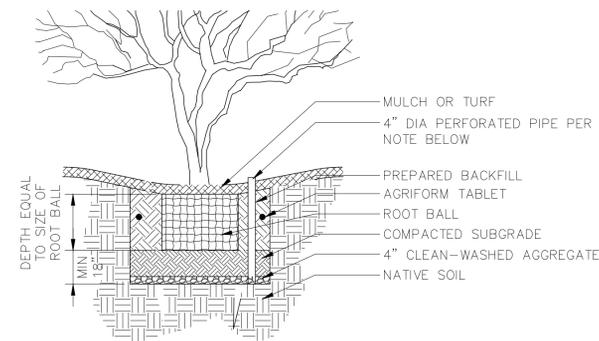
NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION
NTS



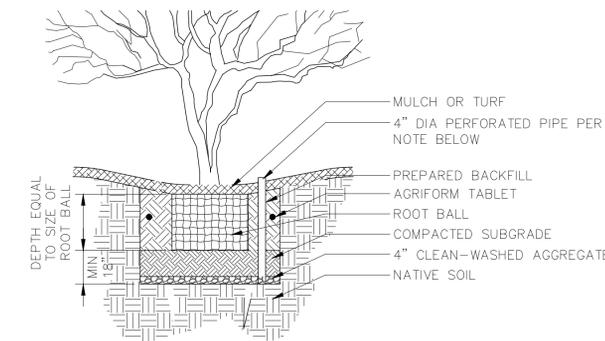
NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

8 STEEL EDGING
NTS



NOTES:
1. MIN 4\"/>

9 UNDER TREE DRAINAGE SUMP
NTS



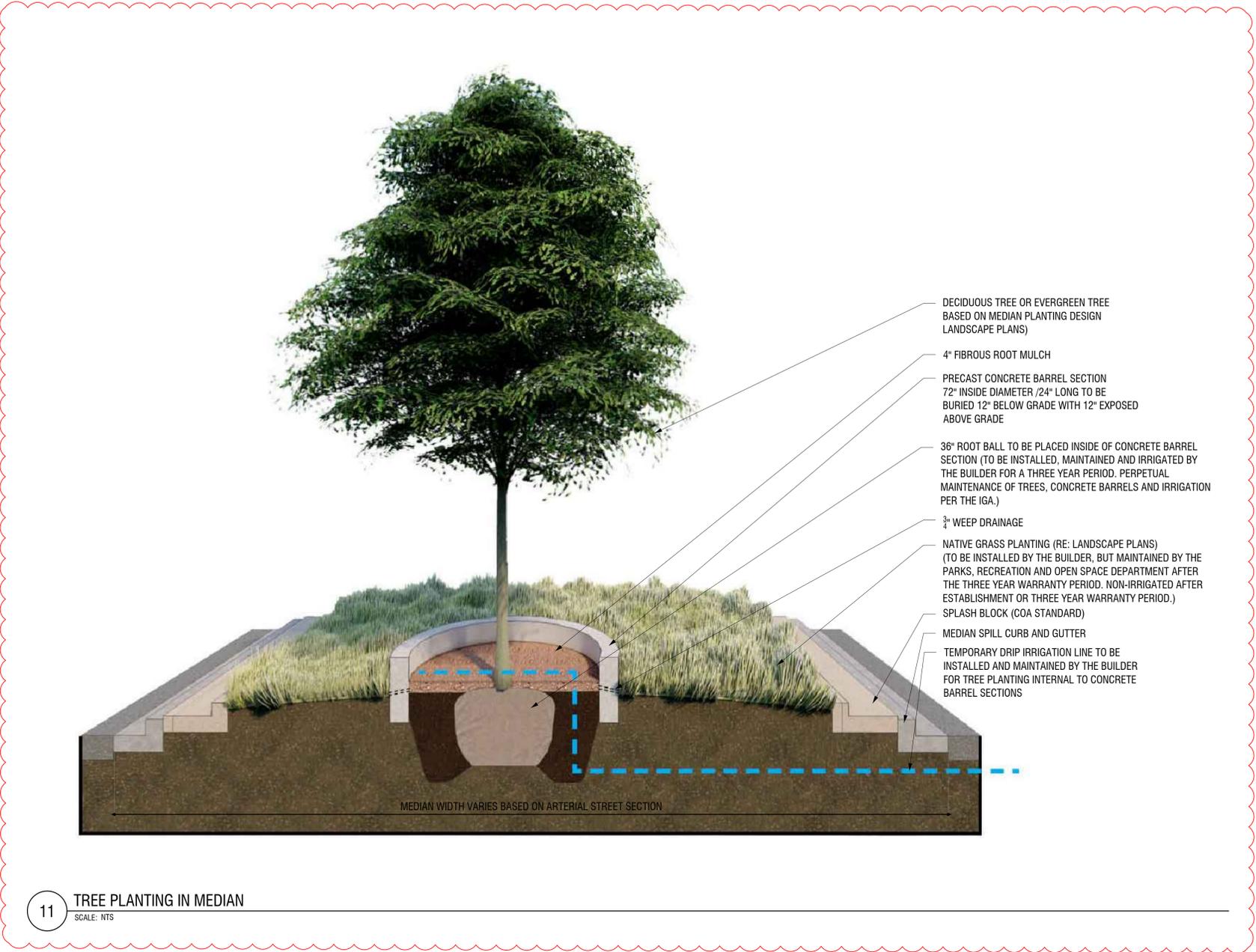
NOTES:
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10 UNDER TREE DRAINAGE SUMP
NTS

VICVT-DATA-0322PROJECTS202112-21-0036 WINDLER HOMES/TEA/DESIGN/06_CAD/SHEETS/CITY SUBMITTAL/13_48TH STREET/SCAPE/WINDLER_48TH_AVE_STREETSCAPE/DETAILS.DWG_RASSER_8/8/23

Revisions	No.	Date	Appr.	Date

<p>1200 Bannock St. Denver, CO 80204 303.571.0053 chitastinc.com</p>	<p>WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6917 EMAIL: CHRIS@FELLOWSCOS.COM</p>	<p>WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 DETAILS</p>	<p>SCALE: AS SHOWN</p>	<p>DRAWN BY: RA</p>	<p>CHECKED BY: NL</p>	<p>DATE: 06/02/2023</p>



- DECIDUOUS TREE OR EVERGREEN TREE
BASED ON MEDIAN PLANTING DESIGN
LANDSCAPE PLANS)
- 4" FIBROUS ROOT MULCH
- PRECAST CONCRETE BARREL SECTION
72" INSIDE DIAMETER /24" LONG TO BE
BURIED 12" BELOW GRADE WITH 12" EXPOSED
ABOVE GRADE
- 36" ROOT BALL TO BE PLACED INSIDE OF CONCRETE BARREL
SECTION (TO BE INSTALLED, MAINTAINED AND IRRIGATED BY
THE BUILDER FOR A THREE YEAR PERIOD. PERPETUAL
MAINTENANCE OF TREES, CONCRETE BARRELS AND IRRIGATION
PER THE IGA.)
- 3/4" WEEP DRAINAGE
- NATIVE GRASS PLANTING (RE: LANDSCAPE PLANS)
(TO BE INSTALLED BY THE BUILDER, BUT MAINTAINED BY THE
PARKS, RECREATION AND OPEN SPACE DEPARTMENT AFTER
THE THREE YEAR WARRANTY PERIOD. NON-IRRIGATED AFTER
ESTABLISHMENT OR THREE YEAR WARRANTY PERIOD.)
- SPLASH BLOCK (COA STANDARD)
- MEDIAN SPILL CURB AND GUTTER
- TEMPORARY DRIP IRRIGATION LINE TO BE
INSTALLED AND MAINTAINED BY THE BUILDER
FOR TREE PLANTING INTERNAL TO CONCRETE
BARREL SECTIONS

11 TREE PLANTING IN MEDIAN
SCALE: NTS

SHEET NUMBER	19	DRAWN BY:	RA	SCALE:	AS SHOWN	WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 DETAILS	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-6917 EMAIL: CHRIS@FELLOWSCOS.COM	1200 Bannock St. Denver, CO 80204 303.571.0053 chitasinc.com	No.	Revisions	Date	Appr.	Date
	OF 19		CHECKED BY:		NL						FILE NO:	1/10/24	SG

DETAIL FOR TREE PLANTING IN MEDIAN ADDED